

**AGENDA  
TOWN OF JUPITER  
TOWN COUNCIL SPECIAL MEETING  
TOWN COUNCIL CHAMBERS  
THURSDAY, OCTOBER 20, 2022  
7:00 P.M.**

Call to Order

Invocation; Moment of Silence; and Pledge of Allegiance

**Roll Call:**

Mayor Jim Kuretski  
Vice-Mayor Ron Delaney  
Councilor Cameron May  
Councilor Cheryl Schneider  
Councilor Malise Sundstrom  
Town Manager Frank Kitzerow  
Town Attorney Thomas J. Baird

**If you would like to speak on any item, please submit a Comment Card.**

**ORDER OF BUSINESS FOR QUASI-JUDICIAL HEARINGS:**

- Swearing in (For anyone planning to address Council)
- Disclosure of ex parte communications (Council only)
- Presentation by applicant
- Staff and Planning and Zoning Commission recommendations
- Public to be heard – Three (3) minute limit
- Motion on the floor

**PROCLAMATION**

1. Florida City Government Week – October 17-23, 2022. #

**PRESENTATION**

- 1a. Overview of the Housing Bond, County Question 1 on the November 8 General Election Ballot by Mr. Jack Weir, Chair of the Palm Beach County Housing Leadership Council. [\[TAB 1a\]](#)

**CITIZEN COMMENTS**

All Non-agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to state his/her name and address for the record prior to addressing the Town Council. **Council will not discuss these items this evening. Any issues will be referred to Staff for investigation; a report will be forwarded to Council; and citizens will be contacted.**

**MINUTES**

2. October 6, 2022 Town Council Special Meeting Minutes. [\[TAB 2\]](#)

### **CONSENT AGENDA**

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

### **PUBLIC HEARING**

**3. Resolution 81-22, Pennock Square** - *Quasi-judicial* - Special Exception and Site Plan amendment applications to change the use designation of a 2,474 square foot bay from retail to restaurant and modify the approved shared parking agreement for the 43,597 square foot shopping center, on a 4.2± acre property located at 901 West Indiantown Road. [\[TAB 3\]](#)

### **PUBLIC BUSINESS**

**4. Resolution 80-22, Councilors House** - Historic Preservation Tax Abatement final application (Part 2) for qualified improvements approved in the 2020 Special Certificate of Appropriateness for a locally designated historic structure located at 305 2nd Street. [\[TAB 4\]](#)

**5. Resolution 88-22**, Approving contract award recommendation to All Webb's Enterprises Inc. (AWE) to drill three Upper Floridan Aquifer (FA) water supply production wells RO14, RO15 & RO16, including one test production well, in the amount of \$5,891,000. [\[TAB 5\]](#)

**6. Resolution 100-22**, Approving contract award recommendation to Shellard Lighting Designs LLC in the amount of \$82,023.04 to provide holiday lighting and decorations for the Town of Jupiter. [\[TAB 6\]](#)

**7. Resolution 94-22**, Approving contract for Group Medical with Pharmacy and Reinsurance Services for the Town of Jupiter Employees. [\[TAB 7\]](#)

**8.** Approving and authorizing the Town Manager to execute Certification of Financial Responsibility forms to the Florida Department of Environmental Protection (FDEP) for the Deep Injection Well (W2313) permit application. [\[TAB 8\]](#)

**9.** Approving fiscal year 2023 vehicle purchases for Engineering, Public Works, Utilities and Parks and Recreation Departments. [\[TAB 9\]](#)

## REGULAR AGENDA

### PUBLIC HEARING

#### 10. Bear's Club

- A. **Ordinance 2-22, Second Reading, Planned Unit Development (PUD) Amendment** - *Quasi-judicial* - Amendment for the Clubhouse and Cottage Site (Phase 1B) located within a 400.9 ± acre property, south of Frederick Small and west of Palmwood Road, known as the Bear's Club PUD to add a freestanding Fitness Center Building Site and to request waivers to setbacks, lot coverage, wall height, minimum lot area and parking.
- B. **Resolution 7-22, Fitness Center** - *Quasi-judicial* - Site plan application to construct a freestanding clubhouse fitness center on a 0.21 ± acre property located south of the Bear's Club Villas Condominium (Cottages).
- C. **Resolution 5-22, Duplex Golf Cottages** - *Quasi-judicial* - Site plan application to construct three residential duplex buildings with a total of six dwelling units on a 1.06 ± acre property located south of the Bear's Club Villas Condominium (Cottages). [\[TAB 10\]](#)

### PUBLIC BUSINESS

- 11. **Resolution 79-22**, Approving the contract award EPW 2022-04 re-bid, for the A1A and Jupiter Beach Road Roundabout to American Design Engineering Construction Inc. (ADEC) in an amount not to exceed \$1,073,547.50. [\[TAB 11\]](#)

### REPORTS

#### TOWN ATTORNEY

#### TOWN MANAGER

#### TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

### ADJOURNMENT

#### Town Council Future Meetings

November 1, 2022, 7PM, Town Council Meeting – Town Council Chambers

November 15, 2022, 7PM, Town Council Meeting – Town Council Chambers

#### NOTICE

Town Council and CRA Meetings are now webcasted real-time and viewable on your computer or mobile device.

[www.jupiter.fl.us/Live](http://www.jupiter.fl.us/Live)

Back up material for the Town Council Meetings are available online one (1) week before the Regular Meetings

# = no materials attached \*revisions may occur\*

[www.jupiter.fl.us](http://www.jupiter.fl.us)

Section 2-64; Decorum, disturbing meeting

While the Town Council is in session, the members thereof and the public present in the Council chambers shall not, by conversation or otherwise, delay or interrupt the proceeding or the peace of the Council. It shall be unlawful for any person to disturb or disrupt a meeting of the Town Council or to refuse to obey the orders of the presiding officer in the conduct of the meeting and such person shall be subject to being summarily ejected from the meeting.

Note: Persons are advised that if they wish to appeal any decision made at this meeting, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105 of the Florida Statute. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office at [TownClerk@jupiter.fl.us](mailto:TownClerk@jupiter.fl.us) or 561-741-2415 at least 48 hours in advance to request accommodations.*

10/18/2022 5:00 PM